



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-308275-20**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 122 no. residential units (102 no. houses, 20 no. apartments) and associated site works.**

**Ballinalea, Ashford, Co. Wicklow.**

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

**Access**

1. Further consideration/amendment of the documentation as it relates to the justify the suitability of the proposed site access from Rosana Close. The documentation should including a quality audit of the junctions and road network between the proposed entrance and the R772 should be submitted.

The audit should include details of the capacity of the road network, available

sightlines, pedestrian and cycle facilities and should provide recommendations for potential improvements to the public road, if required.

## **Social Infrastructure**

2. Further consideration/amendment of the documentation as it relates to social infrastructure. The revised documentation should provide a robust rationale for absence of proposed childcare facilities from the proposed development provision within the scheme, having regard to the proposed housing mix and the capacity of existing childcare facilities in the vicinity of the site. It should also demonstrate that there is sufficient social infrastructure within Ashford to accommodate the proposed development, having particular regard to the number of units proposed and the provisions of Objective AA1 of the Ashford Local Area Plan.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. A report that sets out a clear rationale for the proposed density, design and character of residential units and details of the materials and finishes of the proposed development. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development.
2. A report that provides a justification for the proposed housing mix.
3. A School Demand and Concentration Report, which identifies demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.

4. An Engineering Services Report that addresses the issues raised in the report of Irish Water to An Bord Pleanála dated 19<sup>th</sup> October, 2020 and in the report of the planning authority's Transportation, Water and Emergency Services dated 12<sup>th</sup> September 2020.
5. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces and Part V provision.
6. A statement in accordance with section 8(1)(iv)(II) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in respect to any and all elements of the development that may materially contravene the Ashford Local Area Plan and the Wicklow County Development Plan objectives or policies applicable to the site, whether, core strategy, density, housing typology, car parking, open space or other.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. Inland Fisheries Ireland
3. Department of Culture, Heritage and the Gaeltacht
4. National Parks and Wildlife Service
5. Department of Education and Skills
6. Wicklow County Childcare Committee

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Stephen O' Sullivan  
Assistant Director of Planning  
,2020